

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED AUDIT COMMITTEE
& REGULAR MEETING
OCTOBER 10, 2019**

CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, OCTOBER 10, 2019
9:30 A.M.

The offices of Lennar Homes
Located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607

District Board of Supervisors	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Ben Gainer
	Supervisor	Becky Wilson
	Supervisor	Craig Wiggins
District Manager	Meritus	Brian Lamb Gene Roberts
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Clearview Land Design	Chris O'Kelley

All cellular phones and pagers must be turned off while in the meeting room

The continued audit committee meeting will begin at **9:30 a.m.** The regular meeting will follow and begin with the sixth section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The seventh section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The eighth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Board of Supervisors Request and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Public Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

October 10, 2019
Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Continued Audit Committee & Regular Meeting of Cypress Mill Community Development District will be held on **October 10, 2019 at 9:30 a.m.** at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO AUDIT COMMITTEE MEETING**
- 4. AUDIT COMMITTEE MEETING**
 - A. Open the Audit Committee Meeting
 - B. Evaluate and Rank the Audit Proposals
 - i. *Grau & Associates* Tab 01
 - C. Finalize the Ranking and Consideration of Audit Committee Recommendation
 - D. Close the Audit Committee Meeting
- 5. RETURN AND PROCEED TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
 - A. Consideration of Audit Committee Recommendations and Evaluation
 - B. General Matter of the District
- 7. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting August 8, 2019..... Tab 02
 - B. Consideration of Minutes of the Audit Committee Meeting September 12, 2019 Tab 03
 - C. Consideration of Operation and Maintenance Expenditures July 2019 Tab 04
 - D. Consideration of Operation and Maintenance Expenditures August 2019..... Tab 05
 - E. Review of Financial Statements Month Ending August 31, 2019..... Tab 06
- 8. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 07
 - i. Community Inspection Report
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 10. PUBLIC COMMENTS**
- 11. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120

Sincerely,
Gene Roberts
District Manager



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT

**Proposal Due: September 05, 2019
12:00PM**

Submitted to:

Cypress Mill
Community Development District
c/o District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

September 05, 2019

Cypress Mill Community Development District
c/o District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2019-2021, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Cypress Mill Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. First, we ensure that the transition to a new firm is as smooth and seamless as possible. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rncintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



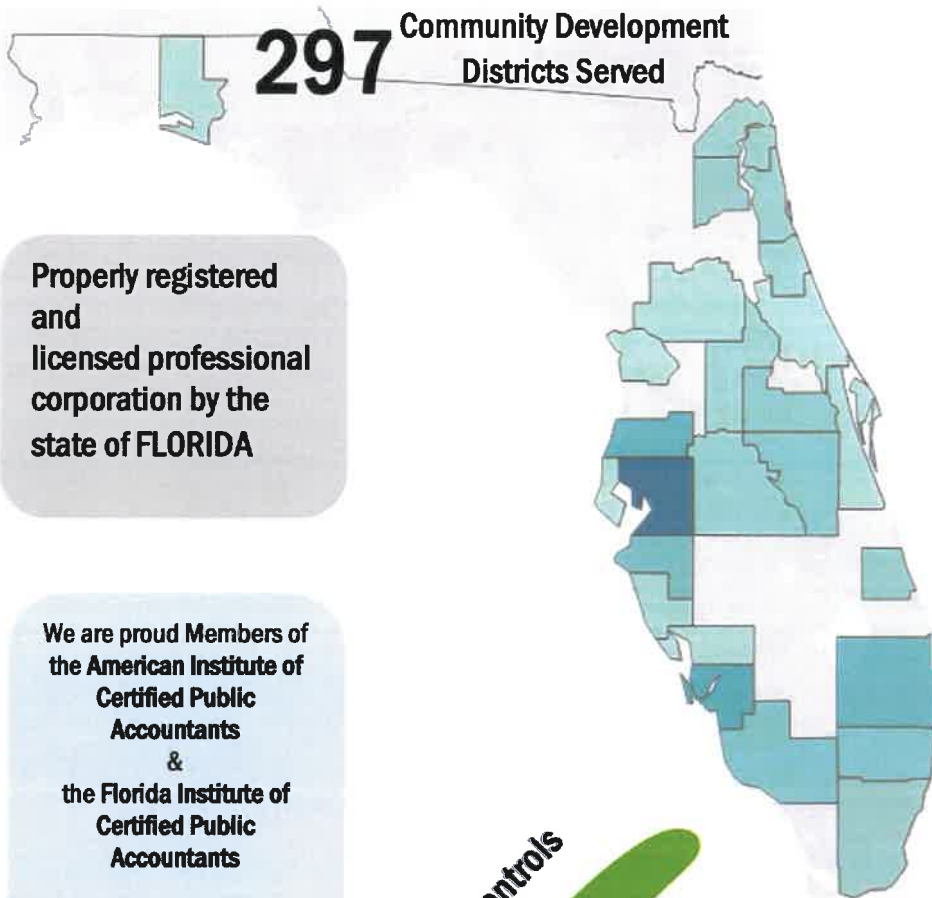
2005

Year founded

Services Provided



AICPA | FICPA | GFOA | FASD | FGFOA



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida by the
Florida Institute of CPAs



AICPA Peer Review Program
Administered in Florida by the
Florida Institute of CPAs

March 2, 2017

Antonio Jose Grau Jr, CPA
Grau & Associates
2700 N Military Trl Ste 350
Boca Raton, FL 33431

Dear Mr. Grau:

It is my pleasure to notify you that on March 2, 2017 the Florida Peer Review Committee accepted the report on the most recent system peer review of your firm. The due date for your next review is December 31, 2019. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Sincerely,

Paul N. Brown, CPA, CGMA
Director of Technical Services

cc: Daniel Joseph Hevia, CPA

Firm Number: 4390114

Review Number: 474720

325 W. College Ave. | P.O. Box 5437 | Tallahassee, FL 32314 | (850) 224-2727 | (800) 342-3197 Fax: (850) 222-8190 | www.ficpa.org



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

Anita Ford, Chair
AICPA Peer Review Board
2016

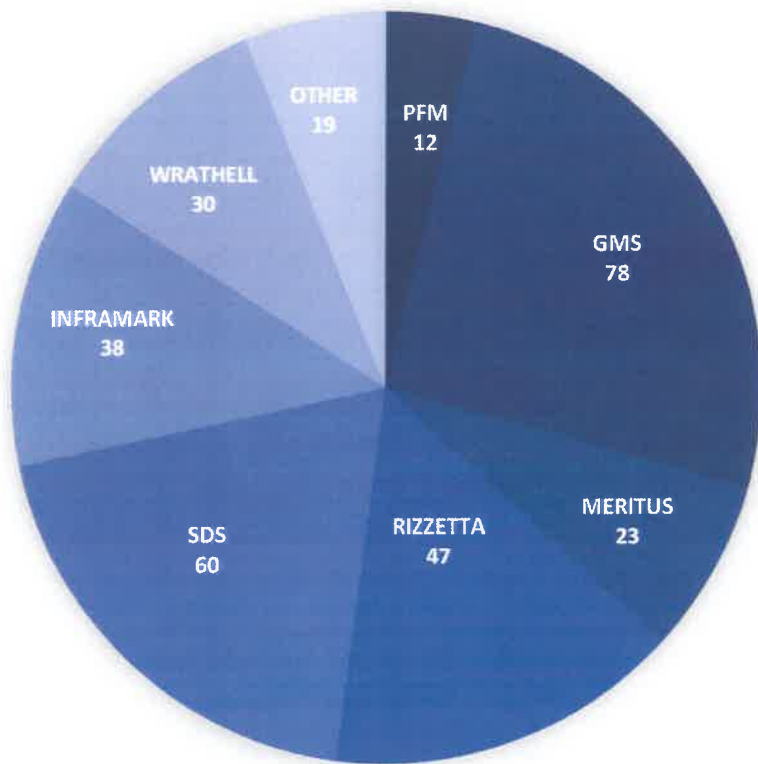


Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 30+
 CPE (last 2 years): Government Accounting, Auditing: 66 hours; Accounting, Auditing and Other: 25 hours
 Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 14+
 CPE (last 2 years): Government Accounting, Auditing: 59 hours; Accounting, Auditing and Other: 45 hours
 Professional Memberships: AICPA, FICPA, FGFOA, FASD

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	66
Accounting, Auditing and Other	25
Total Hours	91 (includes of 4 hours of Ethics CPE)

Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)

Master of Accounting

Florida Atlantic University (2003)

Bachelor of Arts:

Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:

Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other

Total Hours

Hours

59

45

104 (includes of 4 hours of Ethics CPE)



References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work Financial audit
Engagement Partner Antonio J. Grau
Dates Annually since 1998
Client Contact Darrin Mossing, Finance Director
475 W. Town Place, Suite 114
St. Augustine, Florida 32092
904-940-5850

Two Creeks Community Development District

Scope of Work Financial audit
Engagement Partner Antonio J. Grau
Dates Annually since 2007
Client Contact William Rizzetta, President
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813-933-5571

Journey's End Community Development District

Scope of Work Financial audit
Engagement Partner Antonio J. Grau
Dates Annually since 2004
Client Contact Todd Wodraska, Vice President
2501 A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We typically begin our audit process with an entrance conference before the onsite fieldwork begins. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis. Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal. We strive to continue to keep an open line of communication through the fieldwork and ending with an exit conference.



Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2019-2023 are as follows:

Year Ended September 30,	Fee
2019	\$4,800
2020	\$4,900
2021	<u>\$5,000</u>
TOTAL (2019-2023)	<u>\$14,700</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓	✓	9/30
Florida Green Finance Authority	✓			✓	9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓			✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓			✓	9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓			✓	9/30
Ranger Drainage District	✓			✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓	✓	✓	✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
West Villages Independent District	✓		✓	✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	4	5	332	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Cypress Mill Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

August 8, 2019 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, August 8, 2019 at 9:30 a.m.** at The Offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, August 8, 2019 at 9:30 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Becky Wilson	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Gene Roberts	Meritus
John Vericker	District Counsel

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Landscape Maintenance

Supervisor Evans went over that she and Mr. Roberts had a meeting on Tuesday with Fieldstone to review the new areas needing maintenance. She is working with them on finalizing an addendum.

B. Consideration of Resolution 2019-06; Re-Designating Officers

The Board reviewed the resolution.

45
46
47
48
49
50
51

MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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C. General Matters of the District

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4. CONSENT AGENDA

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A. Consideration of Minutes of the Public Hearing, Audit Committee and Regular Meeting July 11, 2019

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The Board reviewed the minutes.

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MOTION TO:	Approve the July 11, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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B. Consideration of Operations and Maintenance Expenditures June 2019

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The Board reviewed the O&Ms. Supervisor Evans asked to have Meritus check on the Fieldstone invoice from December and send a copy to Scott Leroy.

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MOTION TO:	Approve the June 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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C. Review of Financial Statements Month Ending June 30, 2019

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The Board reviewed and accepted the financials. Mr. Lamb and Supervisor Coffey briefly discussed first quarter funding.

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5. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

Mr. Roberts provided a landscaping summary for the Board.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Supervisor Evans asked to see the invoices before they are paid so they can be approved. She also asked to not have any walk-on items at the meetings so the Board has more time to review everything.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn at 9:36 a.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

117 *These minutes were done in summary format.

118

119 *Each person who decides to appeal any decision made by the Board with respect to any matter
120 considered at the meeting is advised that person may need to ensure that a verbatim record of
121 the proceedings is made, including the testimony and evidence upon which such appeal is to be
122 based.

123

124 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
125 noticed meeting held on _____.

126

127

128

129 _____
Signature

129 _____
Signature

130

131

132 _____
Printed Name

132 _____
Printed Name

133

134 **Title:**

134 **Title:**

135 **Secretary**

135 **Chairman**

136 **Assistant Secretary**

136 **Vice Chairman**

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Recorded by Records Administrator

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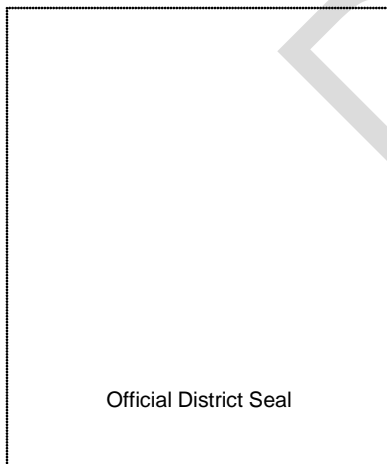
Signature

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Date



50 **11. ADJOURNMENT**

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52 The meeting was continued to Thursday, October 11, 2019 at 9:30 a.m. at the same location.
53

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56 **These minutes were done in summary format.*

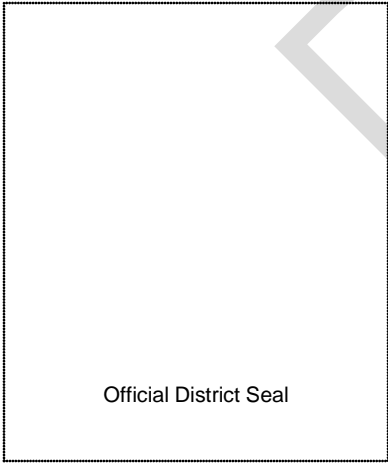
57
58 **Each person who decides to appeal any decision made by the Board with respect to any matter*
59 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
60 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
61 *based.*

62
63 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
64 **noticed meeting held on _____.**

65
66
67 _____
68 **Signature** _____
69 **Signature**

70
71 _____
72 **Printed Name** _____
73 **Printed Name**

74 **Title:** **Secretary** **Title:**
75 **Assistant Secretary** **Chairman**
76 **Vice Chairman**



Recorded by Records Administrator

Signature

Date

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Field Stone	643	\$ 7,680.35		Landscape Maintenance - July
Meritus Districts	9158	3,168.24		Management Services - July
Sitex Aquatics	3063A	1,065.00		Lake Maintenance - July
Monthly Contract Sub-Total		\$ 11,913.59		
Variable Contract				
Straley Robin Vericker	17199	\$ 413.50		Professional Services - General - thru 06/15/19
Variable Contract Sub-Total		\$ 413.50		
Utilities				
Tampa Electric	221006157525 070819	\$ 42.33		Electric Service - thru 07/02/19
Tampa Electric	221006157525 072519	-165.26		Electric Service - thru 07/23/19
Tampa Electric	221006192399 071019	49.93		Electric Service - thru 07/05/19
Tampa Electric	221006350658 070819	-20.38		Electric Service - thru 07/03/19
Tampa Electric	221006361218 070819	275.73	\$ 182.35	Electric Service - thru 07/03/19
Utilities Sub-Total		\$ 182.35		
Regular Services				
Tampa Bay Times	789688 062119	\$ 956.65		FY20 Budget - 06/21/19
Tampa Bay Times	789691 062819	403.50		Budget Meeting - 06/28/19
Tampa Bay Times	793220 062819	318.50	\$ 1,678.65	Audit Meeting - 06/28/19
Regular Services Sub-Total		\$ 1,678.65		
Additional Services				
Additional Services Sub-Total		\$ 0.00		

**Cypress Mill Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 14,188.09		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 643

Date	PO#
07/01/19	
SalesRep	Terms
Chris Labenz	Net 30

Bill To
Cypress Mill c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Cypress Mill 15720 Miller Creek Dr Ruskin, FL 33573

Item	Qty / UOM	Rate	Ext. Price	Amount
#52 - 2019 Maintenance Contract July 2019			\$7,680.35	\$7,680.35
			Sales Tax	\$0.00
			Grand Total	\$7,680.35

53922
BN 4604

REVIEWEDdthomas 7/24/2019

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9158
 Invoice Date: Jul 1, 2019
 Page: 1

Bill To:
Cypress Mill CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Cypress Mill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		7/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		3,166.66
		Postage - May		1.58
<i>H</i>				

REVIEWED Dthomas 6/25/2019

Subtotal	3,168.24
Sales Tax	
Total Invoice Amount	3,168.24
Payment/Credit Applied	
TOTAL	3,168.24



Invoice

**P.O. Box 744939
Atlanta, GA 30374-4939**

Date	Invoice #
7/1/2019	3063A

Bill To
Cypress Mill CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance <i>BS1 53900 4307</i>	1,065.00	1,065.00
		Total	\$1,065.00

REVIEWED dthomas 7/16/2019

Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Cypress Mill Community Development District
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

June 27, 2019
Client: 001503
Matter: 000001
Invoice #: 17199

Page: 1

*JSM 5/14/19
3/10/19*

RE: General

For Professional Services Rendered Through June 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
5/20/2019	LB	PREPARE DRAFT PUBLICATION NOTICES RE PUBLIC HEARING FOR FY 2019/2020 BUDGET AND O&M ASSESSMENTS.	0.8	
5/21/2019	JMV	PREPARE LEGAL NOTICES.	0.4	
5/21/2019	LB	FINALIZE PUBLICATION NOTICES FOR FY 2019/2020 BUDGET PUBLIC HEARING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
6/1/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.3	
6/11/2019	KMS	REVIEW AND FINALIZE BUDGET PUBLICATIONS; EMAIL TO B. CRUTCHFIELD.	0.2	
Total Professional Services			1.9	\$413.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.7	\$213.50
KMS Kristen M. Schalter	0.2	\$50.00
LB Lynn Butler	1.0	\$150.00

REVIEWED dthomas 7/16/2019

June 27, 2019

Client: 001503

Matter: 000001

Invoice #: 17199

Page: 2

Total Services	\$413.50	
Total Disbursements	\$0.00	
Total Current Charges		\$413.50

PAY THIS AMOUNT

\$413.50

Please Include Invoice Number on all Correspondence

Statement Date: 07/08/2019
Account: 221006157525

CYPRESS MILL COMMUNITY DEVELOPMENT
3628 NE 19 AVE, LIFT STN
RUSKIN, FL 33573

Current month's charges:	\$42.33
Total amount due:	\$42.33
Payment Due By:	07/29/2019

Your Account Summary

Previous Amount Due	\$29.16
Payment(s) Received Since Last Statement	-\$29.16
Current Month's Charges	\$42.33
Total Amount Due	\$42.33

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at tampaelectric.com/powerupdates.



00006951-0014720-Page 1 of 12

REVIEWED dthomas 7/17/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006157525

Current month's charges:	\$42.33
Total amount due:	\$42.33
Payment Due By:	07/29/2019
Amount Enclosed	\$ _____

685951010358

00006951 02 AV 0.38 33607 FYECO107091900102510 0000 03 01000000 019 04 21233 006



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008



MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
JUL 11 2019



ACCOUNT INVOICE

tampaelectric.com



Account: 221006157525
Statement Date: 07/08/2019
Current month's charges due 07/29/2019

Details of Charges – Service from 06/04/2019 to 07/02/2019

Service for: 3628 NE 19 AVE, LIFT STN, RUSKIN, FL 33573

Rate Schedule: General Service - Non Demand

Meter Location: LIFT STATION

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
C59985	07/02/2019	1,100	847		253 kWh	1	29 Days

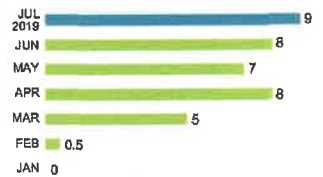
Basic Service Charge		\$18.14
Energy Charge	253 kWh @ \$0.05916/kWh	\$14.97
Fuel Charge	253 kWh @ \$0.03227/kWh	\$8.16
Florida Gross Receipt Tax		\$1.06
Electric Service Cost		\$42.33

Total Current Month's Charges

\$42.33

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00006851-0014721-Page 3 of 12

Important Messages

Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.



Statement Date: 07/25/2019
Account: 221006157525

CYPRESS MILL COMMUNITY DEVELOPMENT
3628 NE 19 AVE, LIFT STN
RUSKIN, FL 33573

Current month's charges:	\$34.74
Total amount due:	-\$165.26
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$42.33
Payment(s) Received Since Last Statement	-\$42.33
Miscellaneous Credits	-\$200.00
Credit balance after payments and credits	-\$200.00
Current Month's Charges	\$34.74
Total Amount Due	-\$165.26

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Learn more at tampaelectric.com/powerupdates.



REVIEWED dthomas 8/2/2019

00005508-0012645-Page 1 of 4

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006157525

Current month's charges:	\$34.74
Total amount due:	-\$165.26
CREDIT -	DO NOT PAY
Amount Enclosed	\$

651383173247

Received

JUL 29 2019

00005508 01 AV 0.38 93607 FTECO107251923324610 00000 02 01000000 012 03 12771 002



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221006157525
Statement Date: 07/25/2019
Current month's charges due DO NOT PAY

Details of Charges – Service from 07/03/2019 to 07/24/2019

Service for: 3628 NE 19 AVE, LIFT STN, RUSKIN, FL 33573

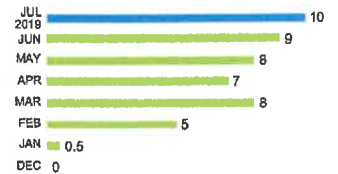
Rate Schedule: General Service - Non Demand

Meter Location: LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C59985	07/24/2019	1,325		1,100		225 kWh	1	22 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$13.30
Energy Charge	225 kWh @ \$0.05916/kWh	\$13.31
Fuel Charge	225 kWh @ \$0.03227/kWh	\$7.26
Florida Gross Receipt Tax		\$0.87
Electric Service Cost		\$34.74

Total Current Month's Charges

\$34.74

Miscellaneous Credits

Deposit Refund	-\$200.00
----------------	-----------

Total Current Month's Credits

-\$200.00

Important Messages

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.

Final Invoice

Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.

Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.



Statement Date: 07/10/2019

Account: 221006192399

CYPRESS MILL COMMUNITY DEVELOPMENT
3616 19 AVE NE
RUSKIN, FL 33573

Current month's charges: \$49.93
Total amount due: \$49.93
Payment Due By: 07/31/2019

Your Account Summary

Previous Amount Due	\$44.49
Payment(s) Received Since Last Statement	-\$44.49
Current Month's Charges	\$49.93
Total Amount Due	\$49.93

Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at tampaelectric.com/powerupdates.



REVIEWED Thomas 7/17/2019

00006800-0014932-Page 1 of 4

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006192399

Current month's charges: \$49.93
Total amount due: \$49.93
Payment Due By: 07/31/2019

Amount Enclosed \$ _____
624222704479

Received

JUL 15 2019

00006800 01 AV 0.38 33607 FTECO107101923470210 00000 02 01000000 007 04 14200 002



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Account: 221006192399
Statement Date: 07/10/2019
Current month's charges due 07/31/2019

Details of Charges – Service from 06/06/2019 to 07/05/2019

Service for: 3616 19 AVE NE, RUSKIN, FL 33573

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C58768	07/05/2019	1,349		1,015		334 kWh	1	30 Days

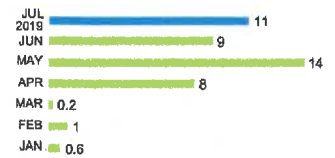
Basic Service Charge		\$18.14
Energy Charge	334 kWh @ \$0.05916/kWh	\$19.76
Fuel Charge	334 kWh @ \$0.03227/kWh	\$10.78
Florida Gross Receipt Tax		\$1.25
Electric Service Cost		\$49.93

Total Current Month's Charges

\$49.93

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00006800-0014953-Page 3 of 4

Important Messages

Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.



Statement Date: 07/08/2019

Account: 221006350658

CYPRESS MILL COMMUNITY DEVELOPMENT
7215 CAMP ISLAND AVE, WELL
SUN CITY CENTER, FL 33573

Current month's charges: \$19.63
Total amount due: -\$20.38
CREDIT - DO NOT PAY

Your Account Summary

Previous Amount Due	-\$40.01
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$40.01
Current Month's Charges	\$19.63
Total Amount Due	-\$20.38

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00006851-0014724-Page 8 of 12

REVIEWED thomas 7/17/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges: \$19.63
Total amount due: -\$20.38
CREDIT - DO NOT PAY

Amount Enclosed \$ _____
657555995826

CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6575559958262210063506580000000020383



Account: 221006350658
Statement Date: 07/08/2019
Current month's charges due DO NOT PAY

Details of Charges – Service from 06/04/2019 to 07/03/2019

Service for: 7215 CAMP ISLAND AVE, WELL, SUN CITY CENTER, FL 33573

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85887	07/03/2019	6,050		6,039		11 kWh	1	30 Days

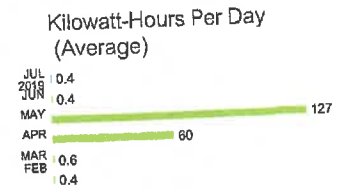
Basic Service Charge
 Energy Charge
 Fuel Charge
 Florida Gross Receipt Tax
Electric Service Cost

11 kWh @ \$0.05916/kWh \$0.65
 11 kWh @ \$0.03227/kWh \$0.35
 \$0.49

\$18.14
 \$0.65
 \$0.35
 \$0.49
\$19.63
\$19.63

Total Current Month's Charges

Tampa Electric Usage History



Important Messages

Recent record temperatures can result in higher electric bills
 Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/08/2019
Account: 221006361218

CYPRESS MILL COMMUNITY DEVELOPMENT
15772 MILLER CREEK DR, WELL
RUSKIN, FL 33570

Current month's charges:	\$275.73
Total amount due:	\$275.73
Payment Due By:	07/29/2019

Your Account Summary

Previous Amount Due	\$160.54
Payment(s) Received Since Last Statement	-\$160.54
Current Month's Charges	\$275.73
Total Amount Due	\$275.73

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00006951-0014722-Page 5 of 12

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$275.73
Total amount due:	\$275.73
Payment Due By:	07/29/2019
Amount Enclosed	\$ _____

657555995827



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6575559958272210063612180000000275738



ACCOUNT INVOICE

tampaelectric.com



Account: 221006361218
Statement Date: 07/08/2019
Current month's charges due 07/29/2019

Details of Charges – Service from 06/04/2019 to 07/03/2019

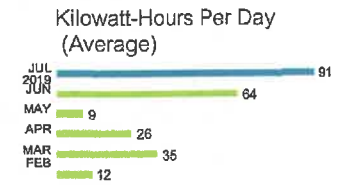
Service for: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
J85861	07/03/2019	6,843	4,101		2,742 kWh	1	30 Days

Basic Service Charge					\$18.14		
Energy Charge		2,742 kWh @ \$0.05916/kWh			\$162.22		
Fuel Charge		2,742 kWh @ \$0.03227/kWh			\$88.48		
Florida Gross Receipt Tax					\$6.89		
Electric Service Cost					\$275.73		
Total Current Month's Charges					\$275.73		

Tampa Electric Usage History



00006851-0014723-Page 7 of 12

Important Messages

Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit tampaelectric.com/save to learn more.



Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: 2019/2020 Budget was published in Tampa Bay Times: 6/21/19. in said newspaper in the issues of Tampa Tribune Southeast

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Handwritten signature of Deirdre Almeida

Signature of Affiant

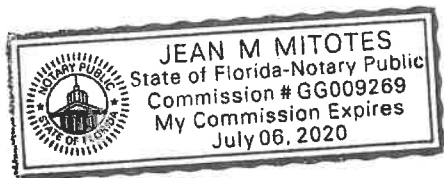
Sworn to and subscribed before me this 06/21/2019.

Handwritten signature of Jean M Mitotes

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Cypress Mill Community Development District will hold two public hearings and a regular meeting on July 11, 2019 at 9:30 a.m. at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2019/2020 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2019/2020 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 397-5120 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.cypressmillcdd.com at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

Table with 6 columns: Lot Size, EAC Value, Unit Count, Debt Service Per Unit, O&M Per Unit, FY 2020 Total Assessment. Rows include Single Family 40', Single Family 20' (General), Single Family 40', Single Family 20', Subtotal, and TOTAL.

Notations:
** Annual assessments are adjusted for the Hillsborough County collection costs and statutory discounts for early payment.

Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2019 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owners are eligible for a discount of up to 4% if paid early.

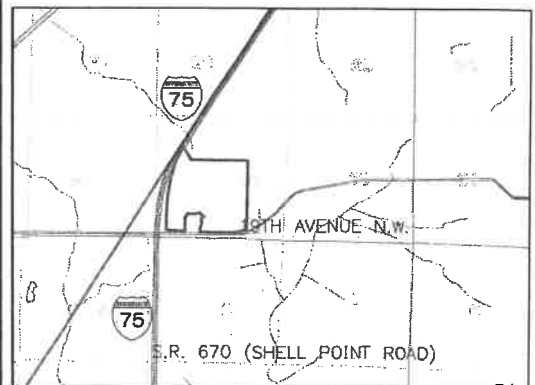
The Hillsborough County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Howell
District Manager



Tampa Bay Times
Published Daily

STATE OF FLORIDA }
COUNTY OF Hillsborough County } ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Meeting** was published in **Tampa Bay Times: 6/28/19**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

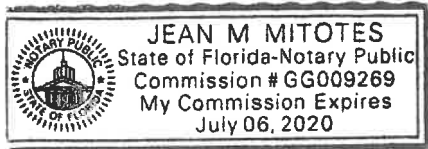
Sworn to and subscribed before me this 06/28/2019.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors for the Cypress Mill Community Development District (the "District") will hold a public hearing and a regular meeting on July 11, 2019 at 9:30 a.m. at the offices of Lennar Homes, 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2019/2020.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.cypressmillcdd.com at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Howell
District Manager

Run Date: June 28, 2019

789691

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Audit Meeting** was published in **Tampa Bay Times: 6/28/19**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 06/28/2019.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



NOTICE OF AUDIT COMMITTEE MEETING
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Audit Committee of Cypress Mill Community Development District will hold a meeting on Thursday, July 11, 2019 at 9:30 a.m. to be held at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 397-5120. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more committee members will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Howell
District Manager

Run Date: 06/28/2019

793220

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9209	\$ 3,170.34		Management Services - August
Sitex Aquatics	3113A	1,065.00		Lake Maintenance - August
Monthly Contract Sub-Total		\$ 4,235.34		
Variable Contract				
Straley Robin Vericker	17325	\$ 423.50		Professional Services - General - thru 07/15/19
Variable Contract Sub-Total		\$ 423.50		
Utilities				
Tampa Electric	221006192399 080819	\$ 52.65		Electric Service - thru 08/05/19
Tampa Electric	221006350658 080619	6.39		Electric Service - thru 08/01/19
Tampa Electric	221006361218 080619	171.93	\$ 230.97	Electric Service - thru 08/01/19
Utilities Sub-Total		\$ 230.97		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Field Stone	1477	\$ 653.00		Repaired Main Line - 08/16/19
Additional Services Sub-Total		\$ 653.00		
TOTAL:				
		\$ 5,542.81		

Approved (with any necessary revisions noted):

**Cypress Mill Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9209
 Invoice Date: Aug 1, 2019
 Page: 1

Bill To:
Cypress Mill CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Cypress Mill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		3,166.66
		Postage - June		3.68
<i>JS</i>				

Subtotal	3,170.34
Sales Tax	
Total Invoice Amount	3,170.34
Payment/Credit Applied	
TOTAL	3,170.34

REVIEWED Dthomas 7/29/2019



Invoice

**P.O. Box 744939
Atlanta, GA 30374-4939**

Date	Invoice #
8/1/2019	3113A

Bill To
Cypress Mill CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance 53900-4307 8.5.19 GR	1,065.00	1,065.00
		Total	\$1,065.00

REVIEWED dthomas 8/20/2019

Straley Robin Vericker

1510 W. Cleveland Street
 Tampa, FL 33606
 Telephone (813) 223-9400 * Facsimile (813) 223-5043
 Federal Tax Id. - 20-1778458

Cypress Mill Community Development District
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

July 30, 2019
 Client: 001503
 Matter: 000001
 Invoice #: 17325

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
6/24/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICES; DRAFT EMAIL TO B. CRUTCHFIELD.	0.4	
6/27/2019	LB	PREPARE RESOLUTION ADOPTING FY 2019/2020 BUDGET AND RESOLUTION LEVYING AND IMPOSING THE O&M ASSESSMENTS ON THE FY 2019/2020 BUDGET.	0.8	
6/28/2019	LB	FINALIZE RESOLUTION ADOPTING FY 2019/2020 BUDGET AND RESOLUTION IMPOSING O&M ASSESSMENTS FOR FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
7/3/2019	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2018 BONDS.	0.2	
7/4/2019	JMV	PREPARE QUARTERLY REPORT TO CDD BOND DISCLOSURE AGENT.	0.3	
7/10/2019	LB	FINALIZE QUARTERLY REPORT RE SERIES 2018 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			2.1	\$423.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.7	\$213.50
LB Lynn Butler	1.4	\$210.00

51400.3107
 8.5.19
 GL

REVIEWED dt Thomas 8/20/2019

July 30, 2019
Client: 001503
Matter: 000001
Invoice #: 17325

Page: 2

Total Services	\$423.50	
Total Disbursements	\$0.00	
Total Current Charges		\$423.50

PAY THIS AMOUNT	\$423.50
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Statement Date: 08/08/2019
Account: 221006192399

CYPRESS MILL COMMUNITY DEVELOPMENT
3616 19 AVE NE
RUSKIN, FL 33573

Current month's charges:	\$52.65
Total amount due:	\$52.65
Payment Due By:	08/29/2019

Your Account Summary

Previous Amount Due	\$49.93
Payment(s) Received Since Last Statement	-\$49.93
Current Month's Charges	\$52.65
Total Amount Due	\$52.65

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00001790-0003770-Page 1 of 4

REVIEWED by Thomas 8/20/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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2019 TRUSTED BUSINESS PARTNER

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See reverse side for more information

Account: 221006192399

Current month's charges:	\$52.65
Total amount due:	\$52.65
Payment Due By:	08/29/2019

Amount Enclosed \$ _____
640272093372

00001790 01 AV 0.38 33607 FTECO108081923563210 00000 03 01000000 008 04 15979 002



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Received

AUG 12 2019

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Account: **221006192399**
 Statement Date: **08/08/2019**
 Current month's charges due **08/29/2019**

Details of Charges – Service from 07/06/2019 to 08/05/2019

Service for: 3616 19 AVE NE, RUSKIN, FL 33573

Rate Schedule: **General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C58768	08/05/2019	1,712		1,349		363 kWh	1	31 Days

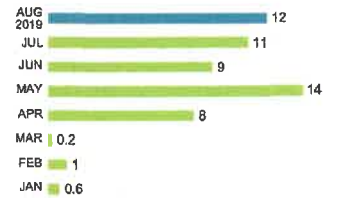
Basic Service Charge						\$18.14	
Energy Charge		363 kWh @ \$0.05916/kWh				\$21.48	
Fuel Charge		363 kWh @ \$0.03227/kWh				\$11.71	
Florida Gross Receipt Tax						\$1.32	
Electric Service Cost						\$52.65	

Total Current Month's Charges

\$52.65

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00001790-0009771-Page 3 of 4

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



Statement Date: 08/06/2019

Account: 221006350658

CYPRESS MILL COMMUNITY DEVELOPMENT
7215 CAMP ISLAND AVE, WELL
SUN CITY CENTER, FL 33573

Current month's charges:	\$26.77
Total amount due:	\$6.39
Payment Due By:	08/27/2019

Your Account Summary

Previous Amount Due	-\$20.38
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$20.38
Current Month's Charges	\$26.77
Total Amount Due	\$6.39

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tampaelectric.com/news



2019 TRUSTED BUSINESS PARTNER

© 2019 TECO TAMPA ELECTRIC

REVIEWED dthomas 8/20/2019

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See reverse side for more information

Account: 221006350658

Current month's charges:	\$26.77
Total amount due:	\$6.39
Payment Due By:	08/27/2019
Amount Enclosed	\$ _____

676074494810

00000967 02 AV 0.38 33607 FTECO108071900021010 00000 03 01000000 013 03 15181 004



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008



MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received

AUG 09 2019

Account: 221006350658
Statement Date: 08/06/2019
Current month's charges due 08/27/2019

Details of Charges – Service from 07/04/2019 to 08/01/2019

Service for: 7215 CAMP ISLAND AVE, WELL, SUN CITY CENTER, FL 33573

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85887	08/01/2019	6,137		6,050		87 kWh	1	29 Days

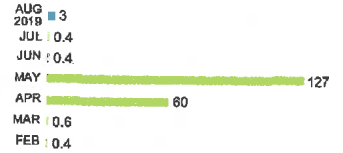
Basic Service Charge						\$18.14	
Energy Charge		87 kWh @ \$0.05916/kWh				\$5.15	
Fuel Charge		87 kWh @ \$0.03227/kWh				\$2.81	
Florida Gross Receipt Tax						\$0.67	
Electric Service Cost						\$26.77	

Total Current Month's Charges

\$26.77

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000867-0002053-Page 3 of 8



Statement Date: 08/06/2019
Account: 221006361218

CYPRESS MILL COMMUNITY DEVELOPMENT
15772 MILLER CREEK DR, WELL
RUSKIN, FL 33570

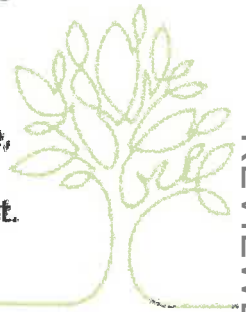
Current month's charges:	\$171.93
Total amount due:	\$171.93
Payment Due By:	08/27/2019

Your Account Summary

Previous Amount Due	\$275.73
Payment(s) Received Since Last Statement	-\$275.73
Current Month's Charges	\$171.93
Total Amount Due	\$171.93

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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Thanks for your vote of confidence.

We are proud to be recognized as a 2019 Trusted Business Partner, according to the 2019 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.
tampaelectric.com/news



2019
TRUSTED
BUSINESS
PARTNER
BY ENERGY CUSTOMERS

REVIEWED dthomas 8/20/2019

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$171.93
Total amount due:	\$171.93
Payment Due By:	08/27/2019

Amount Enclosed \$ _____
676074494811

CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



6760744948112210063612180000000171936

00000867-0002064-Page 5 of 8

Account: **221006361218**
 Statement Date: 08/06/2019
 Current month's charges due **08/27/2019**

Details of Charges – Service from 07/04/2019 to 08/01/2019

Service for: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33570

Rate Schedule: **General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85861	08/01/2019	8,478		6,843		1,635 kWh	1	29 Days

Basic Service Charge
 Energy Charge
 Fuel Charge
 Florida Gross Receipt Tax
Electric Service Cost

1,635 kWh @ \$0.05916/kWh
 1,635 kWh @ \$0.03227/kWh

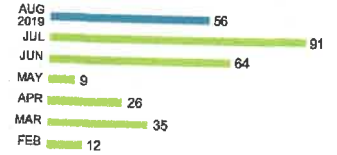
\$18.14
 \$96.73
 \$52.76
 \$4.30
\$171.93

Total Current Month's Charges

\$171.93

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000967-0002065-Page 7 of 8





4801 122nd Ave. N
Clearwater, FL 33762

Invoice 1477

Date	PO#
08/16/19	
SalesRep	Terms
Aaron Frazier	Net 30

Bill To
Cypress Mill 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Cypress Mill 15720 Miller Creek Dr Ruskin, FL 33573

Item	Qty / UOM	Rate	Ext. Price	Amount
#1078 - T&M Irrigation Repair			\$653.00	\$653.00
Repaired main line near entrance				
Repairs - 08/07/2019			\$653.00	
			Sales Tax	\$0.00
			Grand Total	\$653.00

53900.4611
8.27.19
GR

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

REVIEWED Ddthomas 8/29/2019

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Mill

Balance Sheet

As of 8/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash - Operating Account	31,515	0	0	0	0	31,515
Investment-Revenue 2018 (9000)	0	110	0	0	0	110
Investment-Interest 2018 (9001)	0	0	0	0	0	0
Investment-Reserve 2018 (9003)	0	138,969	0	0	0	138,969
Investment-Construction 2018 (9005)	0	0	95	0	0	95
Investment-Cost of Issuance 2018 (9006)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Deposits	800	0	0	0	0	800
Construction Work In Progress	0	0	0	7,958,699	0	7,958,699
Amount To Be Provided-Debt Service	0	0	0	0	8,585,000	8,585,000
Total Assets	<u>32,315</u>	<u>139,078</u>	<u>95</u>	<u>7,958,699</u>	<u>8,585,000</u>	<u>16,715,188</u>
Liabilities						
Accounts Payable	653	0	0	0	0	653
Accounts Payable - Other	0	0	0	0	0	0
Revenue Bonds Payable-Series 2018	0	0	0	0	8,585,000	8,585,000
Total Liabilities	<u>653</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,585,000</u>	<u>8,585,653</u>
Fund Equity & Other Credits						
Fund Balance-Unreserved	(1,515)	0	0	0	0	(1,515)
Investment In General Fixed Assets	0	0	0	7,958,699	0	7,958,699
Other	33,177	139,078	95	0	0	172,351
Total Fund Equity & Other Credits	<u>31,662</u>	<u>139,078</u>	<u>95</u>	<u>7,958,699</u>	<u>0</u>	<u>8,129,535</u>
Total Liabilities & Fund Equity	<u>32,315</u>	<u>139,078</u>	<u>95</u>	<u>7,958,699</u>	<u>8,585,000</u>	<u>16,715,188</u>

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	547,825	147,000	(400,825)	(73)%
Total Revenues	547,825	147,000	(400,825)	(73)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	28,333	9,667	25 %
District Engineer	7,000	863	6,138	88 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	9,000	0	9,000	100 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	7,500	0	7,500	100 %
Postage, Phone, Faxes, Copies	750	23	727	97 %
Public Officials Insurance	5,000	2,250	2,750	55 %
Legal Advertising	3,000	1,685	1,315	44 %
Bank Fees	300	324	(24)	(8)%
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	600	2,950	(2,350)	(392)%
Legal Counsel				
District Counsel	10,000	3,335	6,665	67 %
Utility Services				
Electric Utility Services	150,000	2,365	147,635	98 %
Water Utility Services	25,000	0	25,000	100 %
Other Physical Environment				
Waterway Management System	40,000	8,520	31,480	79 %
General Liability & Property Casualty Insurance	12,000	2,750	9,250	77 %
Landscape Maintenance - Contract	140,000	57,446	82,554	59 %
Miscellaneous Repairs & Maintenance	5,000	0	5,000	100 %
Hardscape Maintenance	5,000	0	5,000	100 %
Plant Replacement Program	20,000	1,065	18,935	95 %
Landscape Maintenance - Other	20,000	0	20,000	100 %
Irrigation Maintenance	7,500	1,738	5,762	77 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	7,500	0	7,500	100 %
Parks & Recreation				
Park Facility Maintenance	5,000	0	5,000	100 %
Recreation Facility Maintenance	2,500	0	2,500	100 %
Recreation Equipment Maintenance	5,000	0	5,000	100 %
Total Expenditures	547,825	113,823	434,002	79 %
Excess of Revenues Over (Under) Expenditures	0	33,177	33,177	0 %
Fund Balance, Beginning of Period	0	(1,515)	(1,515)	0 %
Fund Balance, End of Period	0	31,662	31,662	0 %

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	554,075	0	(554,075)	(100)%
DS Assessments - Developer	0	206,515	206,515	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>381</u>	<u>381</u>	<u>0 %</u>
Total Revenues	<u>554,075</u>	<u>206,896</u>	<u>(347,179)</u>	<u>(63)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	414,075	280,651	133,424	32 %
Principal Payments	<u>140,000</u>	<u>0</u>	<u>140,000</u>	<u>100 %</u>
Total Expenditures	<u>554,075</u>	<u>280,651</u>	<u>273,424</u>	<u>49 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	251	251	0 %
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>212,582</u>	<u>212,582</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>212,833</u>	<u>212,833</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>139,078</u>	<u>139,078</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>139,078</u>	<u>139,078</u>	<u>0 %</u>

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects Fund
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,691	2,691	0 %
Total Revenues	<u>0</u>	<u>2,691</u>	<u>2,691</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
Trustees Fees	0	10,775	(10,775)	0 %
Underwriter	0	40,000	(40,000)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Bond Counsel	0	50,000	(50,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	7,958,699	(7,958,699)	0 %
Total Expenditures	<u>0</u>	<u>8,131,224</u>	<u>(8,131,224)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	8,128,880	8,128,880	0 %
Interfund Transfer				
Interfund Transfer	0	(251)	(251)	0 %
Total Other Financing Sources	<u>0</u>	<u>8,128,629</u>	<u>8,128,629</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>95</u>	<u>95</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>95</u></u>	<u><u>95</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 8/31/2019
 (In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0	7,958,699	7,958,699	0 %
Fund Balance, End of Period	<u>0</u>	<u>7,958,699</u>	<u>0</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Bank Balance	31,515.04
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	31,515.04
Balance Per Books	<u>31,515.04</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1072	8/1/2019	System Generated Check/Voucher	3,170.34	Meritus Districts
1073	8/15/2019	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1074	8/15/2019	System Generated Check/Voucher	423.50	Straley Robin Vericker
1075	8/15/2019	System Generated Check/Voucher	230.97	Tampa Electric
CD015	8/20/2019	Bank Fee	<u>24.83</u>	
Cleared Checks/Vouchers			<u>4,914.64</u>	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	2829275590	8/1/2019	Final Bill Refund - 08.01.19	165.26
	1278667	8/8/2019	Developer Funding - 08.08.19	<u>33,000.00</u>
Cleared Deposits				33,165.26

08/31/2019



Account Statement

CYPRESS MILL COMMUNITY DEVELOPMENT
 DISTRICT
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		08/01/2019 - 08/31/2019
	Description	Amount	Description
	Beginning Balance	\$3,264.42	Average Balance
	Deposits/Credits	\$33,165.26	Average Collected Balance
	Checks	\$4,889.81	Number of Days in Statement Period
	Withdrawals/Debits	\$24.83	
	Ending Balance	\$31,515.04	

Overdraft Protection
 Account Number: _____ Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	08/08	165.26		DEPOSIT	08/15	33,000.00		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1072	3,170.34	08/02	1074	423.50	08/19	1075	230.97	08/20
	1073	1,065.00	08/21						
Checks: 4									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	08/20	24.83		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	08/01	3,264.42	3,264.42	08/16	33,259.34	33,259.34
	08/02	94.08	94.08	08/19	32,835.84	32,835.84
	08/08	259.34	94.34	08/20	32,580.04	32,580.04
	08/09	259.34	259.34	08/21	31,515.04	31,515.04
	08/15	33,259.34	259.34			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 9/3/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	A lot of construction debris
INVASIVE MATERIAL (FLOATING)	20	18	-2	A little algae
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	Cattails/grass weeds
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 9/3/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Dead palms/dead Penta's
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	683	-17	98%

Manager's Signature: Gene Roberts 9/3/2019

Supervisor's Signature: _____



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Tuesday, September 3, 2019

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>OK</u>
TURF FERTILITY	10	8	-2	<u>Little chlorotic</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	3	-2	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Ok</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Better</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Plumbago has root disease</u>
PRUNING	10	10	0	<u>Ok</u>
CLEANLINESS	5	4	-1	<u>Some trash</u>
MULCHING	5	5	0	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	<u>Turf weeds</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Some need to be replaced</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	88	-12	88%
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Contractor Signature: _____

Manager's Signature: GR 9/3/2019

Supervisor's Signature: _____

Cypress Mill September



The Penta's at the entrance sign are struggling and some need to be replaced.



There are a few dead Sabal palms that need to be replaced.



The turf at the entrance is looking chlorotic and needs fertility.



Some of the medians have Mimosa vine growing in the turf that needs to be treated with herbicide.



The blue plumbago plants are struggling from all the rain.



The landscape bed where all the Coontie plants died still needs to have plants added.



A lot of new fence has been installed.



Most of the landscape beds were weed free.



The corner across from the library still looks rough.



Several of the ponds have grass weeds and cattails growing around the perimeter.







The back-pond banks have not been mowed yet.









Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 10/1/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Construction debris
INVASIVE MATERIAL (FLOATING)	20	18	-2	A little algae
INVASIVE MATERIAL (SUBMERSED)	20	10	-10	Cattails/Primrose Willow
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 10/1/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Dead Palm trees
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	678	-22	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Tuesday, October 1, 2019

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	OK
TURF FERTILITY	10	6	-4	Little chlorotic
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Broad leaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Ok
WEED CONTROL - BED AREAS	5	4	-1	OK
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	10	0	Ok
CLEANLINESS	5	5	0	OK
MULCHING	5	5	0	Fair
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Turf weeds

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Blue Daze needs to be fertilized.
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE	100	88	-12	88%
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Contractor Signature: _____

Manager's Signature: GR 10/1/2019

Supervisor's Signature: _____

Cypress Mill October



The blue daze at the entrance continue to struggle.



New annuals are scheduled to be planted.



The turf at the entrance is a little off color and needs to be fertilized.



Turf in front of the amenity needs herbicide treatment to eliminate the Mimosa vine.



The parks are under construction.





An oak tree next to Miller Creek needs to be stood back up.



The bed in the median on Miller Creek needs to be replanted.



Several of the ponds need to be sprayed for Cattails and Primrose Willow.





Fieldstone needs to do a better job of line trimming the bottom of the pond banks.





